



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
October 14 – November 10, 2021

Consents In Lieu of Formal Meeting

1. None.

Regular Monthly Meeting November 10, 2021

Meeting via Zoom.

Called to order: 6:35 p.m.

Present at meeting:

- Directors: Kevin Reed, Hamp Reid, David Scott, William Walters
- Others: None

1. Approved (4-0-1) BOD Actions for Period Ending October 13, 2021.
2. Reviewed To-Do List:
 - a. Noted minor incident at pool; kids throwing sticks and small rocks on pool cover; Discussed with parent. Closed.
 - b. Pool chlorinator discussed.
 - i. Chlorine supply problems: stick vs tablets
 - ii. Current chlorinator obsolete; parts unavailable.
 - iii. \$300 for new chlorinator added to budget.
 - c. Playset sealing: consider completing in 2022.
 - d. Parking lot resurface/sealing: no change
 - e. Pool "No Diving" tiles: \$700 in 2022 budget.
 - f. Pool tag camera and #6 camera appear to be operating OK.
3. Reviewed 2022 draft budget and made changes to balance; final budget in BOD resolution is pending.
4. Reports:
 - a. Treasurer's Report. See page 2.
 - i. Discussed pending sales.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
5. Meeting adjourned: 7:12 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) November 13, 2021, via email by all directors present at this meeting.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

TREASURER'S REPORT

2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 23,760.00	\$ (540.00)
Prior Year Assessments	\$ -	\$ 20.13	\$ 20.13
Interest	\$ -	\$ 4.24	\$ 4.24
Closing Fees	\$ 700.00	\$ 700.00	\$ -
Initiation Fees	\$ 1,890.00	\$ 1,890.00	\$ -
Late Fees	\$ 189.00	\$ 324.00	\$ 135.00
Lien fees	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ 182.47	\$ 182.47
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 27,080.84	\$ (98.16)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 161.00	\$ (11.00)
Insurance	\$ 2,000.00	\$ 2,112.00	\$ (112.00)
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 2,850.00	\$ 3,427.38	\$ (577.38)
Prop Taxes	\$ 50.00	\$ 79.49	\$ (29.49)
Lien Filing Fees	\$ 60.00	\$ 129.39	\$ (69.39)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,761.78	\$ 6,428.80	\$ 1,332.98
Common Area	\$ 5,419.00	\$ 2,898.84	\$ 2,520.16
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website/Zoom Fees	\$ 300.00	\$ 150.04	\$ 149.96
Pool Trash	\$ 130.00	\$ 152.91	\$ (22.91)
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 1,955.06	\$ 194.94
Telephone	\$ 415.00	\$ 545.13	\$ (130.13)
Water	\$ 875.00	\$ 476.00	\$ 399.00
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 20,792.12	\$ 4,388.66
Net	\$ 1,998.22	\$ 6,288.72	\$ 4,290.50
Balance at:		\$ 20,157.35	
11/10/2021			